



Las Vegas GROWTH WATCH

1905 - 2005 CENTENNIAL YEAR

PLANNING AND DEVELOPMENT DIRECTOR RETIRES

Unprecedented growth – I've seen a lot of it over the last 31 (or so) years. When I began my career with the city of Las Vegas in July 1973, the city contained 53.59 square miles and had a population of 135,355. Today we have grown to 130.13 square miles and have an estimated population of 559,824. During that time, the way we do business has also drastically changed. In 1973, very little technology existed to help us do our jobs. Today we rely on computers



Bob Genzer, Planning Director 2001 – 2005

and computer programs in order to survive.

The pace and sophistication of development has also changed. Las Vegas is no longer the sleepy single-family bedroom community for the County. We are now at the forefront of development. With the advent of high-rise development in the downtown area, and the diversification of our economic base, we are quickly becoming a city others strive to emulate. We are becoming a big city with all the associated problems, but we are accepting the challenge and meeting it head on.

As I complete my public sector career, I can look back with pride on my personal accomplishments, but, more importantly, I can reflect on the many accomplishments of my department. Four years ago when I became the director of Planning and Development, the department was teetering on the edge, having had five directors in ten years and with little staff stability. Today we have an improved zoning code, a General Plan that can be followed, and numerous area-specific plans that guide growth in the city of Las Vegas. More importantly, we have a Planning Commission and a City Council committed to making the city of Las Vegas the place to live and do business. We are once again in a leadership position in the southern Nevada planning community.

As I retire from my position on January 7, 2005, I do so with great memories of my years serving the citizens of the city of Las Vegas, and of the many lasting friendships I have made. I thank each and every one of you for your support over the years and I wish you all the best. Thanks for the memories!

City of Las Vegas • Planning and Development

Winter 2004

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DOWNTOWN LAS VEGAS BOULEVARD SCENIC BYWAY

On November 28, 2001, Thomas E. Stephens, director of the Nevada Department of Transportation, designated SR 604 (Las Vegas Boulevard) from Sahara Avenue to Washington Avenue as a State of Nevada Scenic Byway. Of the six intrinsic qualities that define both the national and state scenic byway programs, this stretch of roadway qualified under three of the categories: scenic, cultural and historic. At the direction of the City Manager's Office, the city applied for, and received, a 2003 \$25,000 Federal Grant to develop a Corridor Management Plan (CMP) for the by-



The Hacienda Horse and Rider is a landmark sign

way. A CMP is a required component of the application process for national designation. A committee of nearly 40 individuals representing all the various stakeholders including businesses, neighborhood associations, non-prof-



The Alpine Inn (top) and The Silver Slipper sign (bottom)

its, government entities and individuals worked on developing the CMP. The Las Vegas City Council adopted this plan on April 7, 2004.

This section of Las Vegas Boulevard is the old Las Vegas "Strip." Without it, the new "Strip" of mega-resorts would not have developed as it did. People are fascinated with Las Vegas and are eager to learn how the city developed into the international entertainment city that it has become. The old roadside motor inns and wedding chapels are still present on this section of roadway and are visible reminders of where Las Vegas came from. In addition, downtown offers all the old era charm of the historic buildings and neon lights.

Glitter Gulch and Naked (or Sin) City are internationally known references to Las Vegas and often refer to

these sections of Las Vegas Boulevard that have been designated a Nevada Scenic Byway. No other section of roadway in the world has such recognition for nighttime neon lighting.

The CMP was developed to protect and enhance the unique features found along this important roadway. The importance of this plan will be found as the cultural and historic features are preserved over the years on



The Tam O' Shanter sign

this famous southern Nevada roadway. The Federal Highway Administration, which administers the program, recently announced the opening date for new nomination applications for National Scenic Byway designation as well as All American Road designation. The city will be applying for both. In addition, the city has applied for a \$270,000 grant to restore three historic neon-lighted signs and installing them in the landscaped median along Las Vegas Boulevard.

For additional information on the Downtown Las Vegas Boulevard Scenic Byway, contact Yorgo Kagafas, planner II, at 229-6196.

REDEVELOPMENT

LAS VEGAS ACADEMY FOR THE PERFORMING AND FINE ARTS

The new Performing Arts Auditorium and Visual Arts Building designed by local firm Tate Snyder Kimsey Architects for the CCSD Las Vegas Academy for the Performing Arts campus is well under way. The \$15,000,000 theater complex, located at the southeast corner of the historic campus, will become home to the Clark County School District's magnet program for visual and performing arts. The project represents

the first phase of new construction planned for the historic campus of the Las Vegas Academy.

The theater itself will be 40,000 square feet, with seating for 750 people. A 6,000 square foot balcony will overlook the stage. Dressing



The new Performing Arts Auditorium and Visual Arts Building will be a welcome addition to the arts culture of Las Vegas

rooms and lockers for musicians, dancers and actors, as well as a costume shop, computer lab and storage will be located backstage. Visual arts classrooms will occupy an adjacent 16,750 square foot area.

According to John Morris, department facilitator for Theater and technical director at the Las Vegas Academy, the new theater will provide much needed space for expansion of existing programs and festivals. Seating can be removed to create more intimate settings for smaller productions, and a working orchestra pit lift and full stage trap will expand the school's repertoire.

The original Las Vegas High School and gymnasium were constructed in 1931 in the then popular Art Deco style. Both are listed on the National Register of Historic Places and are located within the Las Vegas High School Historic District. These factors make compatible and historically contextual design of new buildings an important consideration. In tasteful deference to the historic high school's infamous streamlined geometrical patterns in materials, structure and form, Tate Snyder Kimsey architects' design of the new theater displays subtle columns, steel framed windows and broad metal canopies.

COTTAGES

The city of Las Vegas and the Las Vegas Springs Preserve have joined forces to move several of the City's remaining historic railroad cottages from the downtown area to the Las Vegas Springs Preserve to make way for a mixed-use high-rise development. For this Signature Centennial project, three non-profit organizations, including the Rotary Club of Las Vegas, the Cashman Foundation and the American Public Works Association, have stepped up to the plate with combined donations of over \$100,000 and volunteer assistance. The Centennial fund will contribute \$60,000 in order to cover any additional expenses. The project is unprecedented in the state of Nevada,

and when completed, will be a valuable asset to the interpretive historic and cultural exhibits at the Las Vegas Springs Preserve.

Between 1904 and 1911, sixty-four railroad cottages were built on four blocks in the downtown area for employees of the San Pedro, Los Angeles, and Salt Lake Railroad. Today, 14 cottages remain, including one that has been relocated to the Clark County Heritage Museum. Five cottages on South Casino Center Boulevard were donated to the Preserve by the owner, with three to move and two to be carefully dismantled for usable parts in the restoration of the others. The city is donating two cottages, with one to be moved and the other to be dismantled. All cottages will be moved to a temporary storage site at the Preserve by fall 2005 and placed at the final site

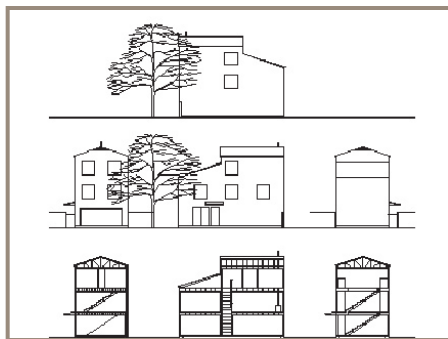


Arts and Crafts cottage being prepared for move to the Las Vegas Springs Preserve

by 2007. The restoration of the cottages will be funded by money received by the Southern Nevada Public Lands Management Act, administered by the Preserve and overseen by archeologist Gregory Seymour, who is responsible for the restoration of the historic pump houses, detention basins and other buildings at the Preserve.

SMALL LOT ORDINANCE

As development in the northwest area of the city has increased, the Planning & Development Department is receiving single-family projects designed in ways not anticipated when the zoning code was adopted. Examples include single-family developments in clusters of six and eight lots around a common driveway area and/or three story houses on lots as small as 1,500 square feet. These projects are really detached condominium projects with 6 feet separation between units as high as 35'. A



Small lots and cluster housing present their own unique set of conditions

three story unit versus two story, which each are 35', has a greater impact on neighboring properties' privacy. Very small yards are not of the same open space value as a park, other large community open space or 20'-25' yard areas.

There is no provision in the current code that allow staff to adequately review these types of projects on a

consistent basis; therefore, staff is in the process of developing a small lot ordinance, similar to those adopted by the city of North Las Vegas and Clark County. Some of the ideas that have been discussed with the Home Builders Association include limiting the number of lots in cluster development; providing some flexibility with the provision of open space; allowing narrower streets with no parking, with adequately sized sidewalks and landscaped amenity zones; encouraging alleys and rear or side loaded garages and varied building elevations.

It is anticipated that additional review and discussion will take place at a future Planning Commission meeting with an ordinance coming before the Planning Commission for action in the first quarter of 2005.

NEWS BRIEFS

CAPITAL IMPROVEMENT PROGRAM

A Capital Improvement Program (CIP) is a major public infrastructure and planning tool for municipalities. The CIP is a statement of the city's policies and financial abilities to manage the physical development of the community. The development of a five-year CIP provides a systematic plan for providing infrastructure improvements within a prioritized framework.

This year, the Planning & Development Department is participating in the CIP process, in an effort to implement actions from the Department's adopted plans with a

focus on the urban core. Downtown Las Vegas is at a critical juncture in its evolution as a world-class urban downtown as the central city of Las Vegas is beginning to attract millions of dollars in private investment. To keep pace with accelerated demand for downtown working and living, the city must develop the backbone infrastructure that will satisfy future residents' desire for a high quality of life in downtown.

At the forefront of the proposed CIP projects is the creation of a well thought-out system of pedestrian lanes, cultural foci, and recreation outlets for adults, children and pets

that can turn the urban core into a beautiful, culturally uplifting center. The system proposed defines what is being dubbed the "urban grayway." This urban grayway is anchored by a non-traditional central park concept comprised of dispersed recreation outlets linked by pedestrian pathways. To satisfy the demand for central park features, a network of cultural and recreation pockets is proposed, linked by pedestrian corridors and trails. This network will provide the amenities that are found in traditional central parks, but will be located in a dispersed pattern throughout downtown. The network is proposed for the core downtown area south of U.S. 95, north of Charleston Boulevard between Las Vegas Boulevard and Main Street.

During the budget process, it is hoped that the projects included in Master Plan 2020, the Downtown Centennial Plan, West Las Vegas Plan, Downtown North Plan and other adopted plans are considered by the City Council for future funding.



Urban Grayway simulation proposed along Bonneville

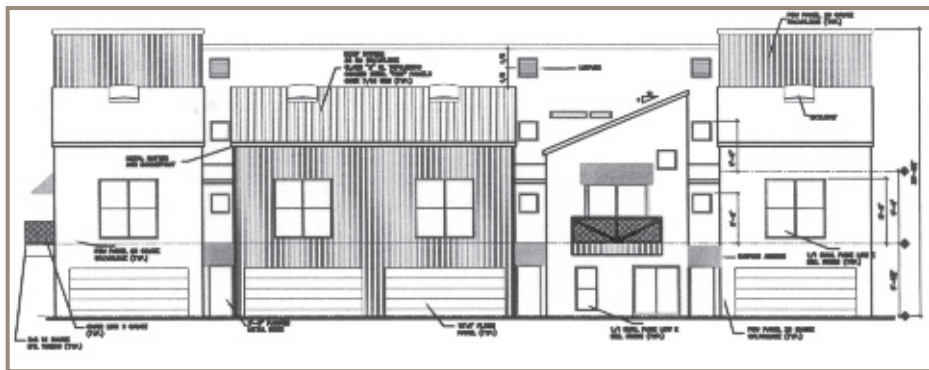
METROSTUDY

On November 10, 2004, Metrostudy hosted its quarterly Las Vegas Housing Market Executive Briefing. These briefings are designed to apprise the local builders and lenders of the current trends in the Las Vegas housing market. As part of the discussion, representatives address the local economic trends, as well as the relationship of the Las Vegas economy and housing market to that of the rest of the region and country. The city of Las Vegas is split into three sub-regions in the company's analysis. The area east of Interstate 15 falls in the Northeast region, the area west of Interstate 15 and north of Interstate 95 in the North, and the balance of the city in the Northwest.



Construction of new single-family housing remains healthy in the valley

According to Metrostudy, job growth, household creation and in-migration continue to be strong. The Las Vegas metro area ranks 4th among metro areas nationwide in year-to-date job growth, and 6th in building permit activity. Both the national and local economies appear to be in a strong position to continue growth in the coming months.



New live-work housing and condominiums offer attractive options for those who want to live close to work or who would like another option to home ownership

Many builders appear to have over-produced homes with starting prices over \$400,000 due to the rapid price appreciation, which has led to the ongoing price correction. This misjudging of the demand for housing has led to a shortage of "affordable" single-family housing (less than \$200,000) and an increase in the occupancy rates of multi-family homes. Many buyers are beginning to view resale homes, attached homes and condominiums as more attractive options. Finished housing inventory is currently the highest it has been since Metrostudy began to follow the Las Vegas market in 2002, but is just now reaching a level consistent with nationwide norms.

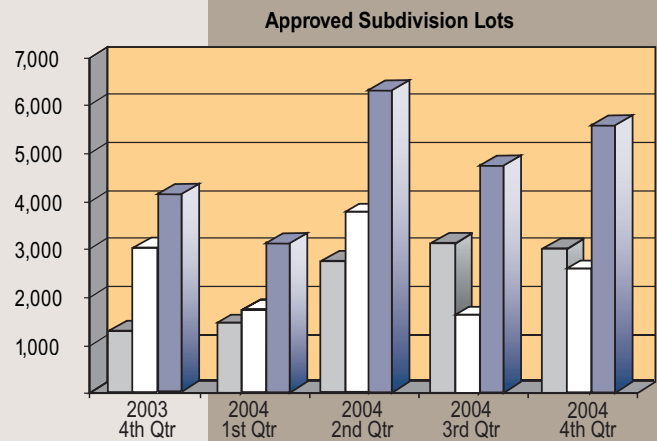
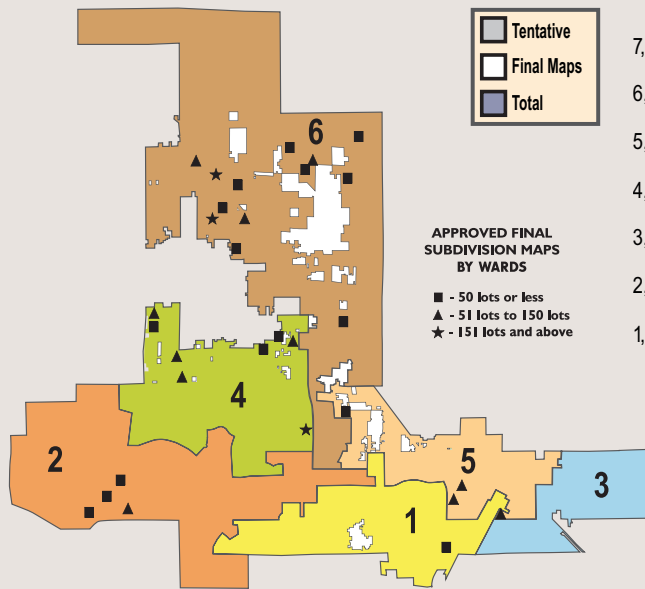
The north continues to be the fastest growing region in the valley (consisting of Ward 6 and part of Ward 4 of the city of Las Vegas, as well as much of North Las Vegas), with more than 8,000 closings in the past year. Within the past year, this region transitioned from over 60% of housing starts under \$200,000 to less than 10% of starts under \$200,000. This was not a trend isolated to the North region, as the Northeast went from 95% of starts under \$200,000 a year ago to only 30%. The Northwest actually increased from just over 25% of starts under \$200,000 a year ago to better than 40% in that price range. This is due to the Northwest market having the highest percentage of quarterly starts in the attached (primarily condominiums and town homes) housing category at greater than 50%. In that

same time, the Northwest more than doubled the percentage of starts over \$400,000.

For years, the Las Vegas housing market has been seen as affordable relative to cities with which it was comparable in other ways. The rapid activity of the past few quarters seems to have brought the housing market in the Las Vegas valley closer to the norm. Supply is finally catching up with demand, as witnessed by increases in inventory and average number of days on the market. This is the direct result of the influx of builders and developers that flocked to Las Vegas in an attempt to capitalize on the aforementioned housing value that had existed. In the meantime, the local economy and in-migration remain strong, and should continue to do so, meaning that demand for housing will remain strong in the coming months.



Options to housing types can be found around the valley



Source: city of Las Vegas

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
4th Qtr - 2003	1,379	1,574	2,953
1st Qtr - 2004	2,558	3,645	6,203
2nd Qtr - 2004	2,952	1,521	4,473
3rd Qtr - 2004	2,892	2,341	5,233
4th Qtr - 2004	3,365	2,506	5,871
% Chg Last Qtr.	16.4	7.0	59.2
% Chg Last Year	144.0	12.2	98.8

Leading Economic Indicators For Clark County

"October's Southern Nevada Index of Leading Indicators, an indicator of future economic activity, showed a modest retreat from last month's index. Drops in monthly construction permitting occurred by double-digit rates over year-ago levels. To be sure, these are volatile series; but, they are expected to be soft in the coming months. The tourism sector remained strong and held the overall index up. Taxable sales, gross gaming revenue and convention attendance posted strong numbers and contributed significantly to the index. All in all, the SNILI continues along an upward path, suggesting continued expansion in 2005."

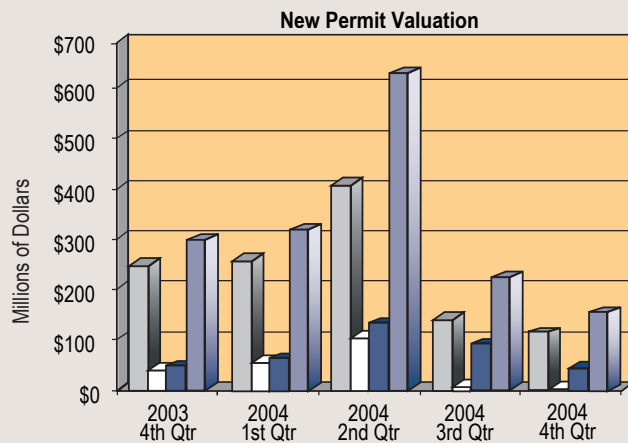
Source: UNLV Center for Business and Economic Research

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Oct-04	#Units Permitted	1,771	-40.55%	-40.59%	-0.029%
Valuation	Oct-04	Dollars	\$190,201,219	-35.98%	-30.51%	-0.038%
COMMERCIAL BUILDING						
Permits	Oct-04	#Units Permitted	64	-50.77%	-36.00%	0.017%
Valuation	Oct-04	Dollars	\$37,356,294	-46.60%	-35.92%	-0.003%
TAXABLE SALES	Oct-04	Dollars	\$2,640,407,827	-1.01%	17.79%	0.036%
McCARRAN AIRPORT	Oct-04	Passengers Enplaned/Deplaned	3,646,274	7.71%	12.27%	0.025%
GALLONS OF GASOLINE	Oct-04	Thousands of Gallons	63,312,119	4.19%	4.19%	-0.004%
GROSS GAMING						
Revenue	Oct-04	Dollars	\$766,714,551	1.78%	15.37%	-0.027%
CONVENTIONS						
Visitors	Oct-04	People	3,333,322	6.66%	7.20%	0.095%
Attendance	Oct-04	People	624,429	9.87%	14.0%	-0.037%
OVERALL CHANGE *	Dec-04		129.95	-0.11%	1.65%	-0.11%

* The index is a six month forecast (April, 2005) from the month of the data (October, 2004) and four months from the month of the series (December, 2004).

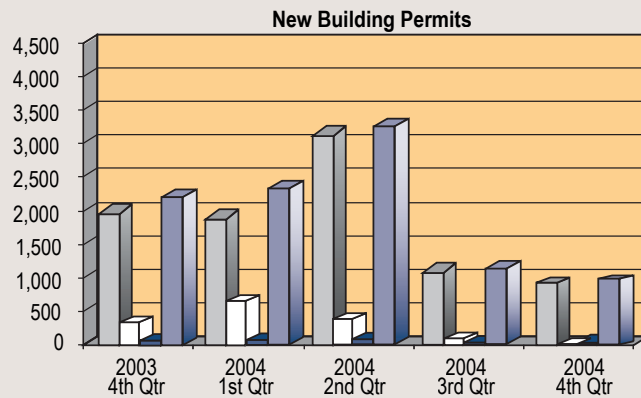
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Source: UNLV Center for Business and Economic Research

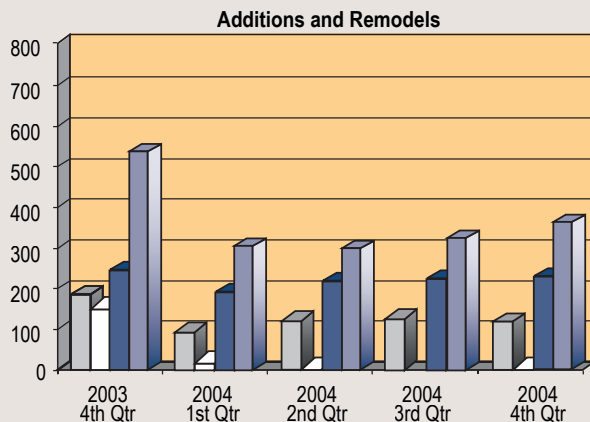


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
4th Qtr - 2003	\$226,284,644	\$26,163,503	\$36,834,155	\$289,282,302
1st Qtr - 2004	\$236,567,086	\$38,637,924	\$54,744,509	\$329,949,519
2nd Qtr - 2004	\$394,595,953	\$101,228,182	\$131,697,937	\$627,522,072
3rd Qtr - 2004	\$131,451,218	\$6,030,318	\$76,061,730	\$213,543,266
4th Qtr - 2004	\$107,123,147	\$843,710	\$57,191,934	\$165,158,791
% Chg Last Qtr.	-18.5	-86.0	-24.8	-22.7
% Chg Last Year	-52.7	-96.8	55.3	-42.9

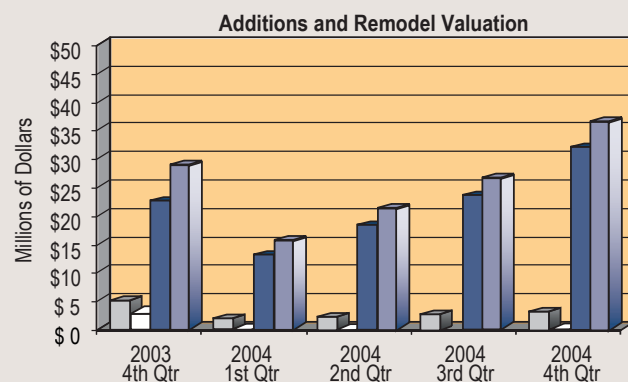
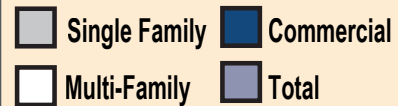
Source: city of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
4th Qtr - 2003	1,799	293	53	2,145
1st Qtr - 2004	1,704	514	52	2,270
2nd Qtr - 2004	2,914	211	55	3,180
3rd Qtr - 2004	865	83	64	1,012
4th Qtr - 2004	715	12	51	778
% Chg Last Qtr.	-17.3	-85.5	-20.3	-23.1
% Chg Last Year	-60.3	-95.9	-3.8	-63.7



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
4th Qtr - 2003	90	23	195	308
1st Qtr - 2004	97	4	202	303
2nd Qtr - 2004	106	-	206	312
3rd Qtr - 2004	137	3	228	368
4th Qtr - 2004	128	-	222	350
% Chg Last Qtr.	-6.6	-	-2.6	-4.9
% Chg Last Year	42.2	-	13.8	13.6



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
4th Qtr - 2003	\$1,685,229	\$183,500	\$13,981,395	\$15,850,124
1st Qtr - 2004	\$1,812,896	\$51,200	\$18,556,114	\$20,420,210
2nd Qtr - 2004	\$2,117,765	\$-	\$23,528,417	\$25,646,182
3rd Qtr - 2004	\$2,353,151	\$63,000	\$31,956,974	\$34,373,125
4th Qtr - 2004	\$3,123,999	\$-	\$32,895,097	\$36,019,096
% Chg Last Qtr.	32.8	-	2.9	4.8
% Chg Last Year	85.4	-	135.3	127.2

CRAIG S. GALATI, AIA, WINS DEBOER AWARD FOR EXCELLENCE IN PLANNING



Former Planning Commissioner Craig Galati being presented with the DeBoer award by former Planning Director Bob Genzer

Craig Galati, principal of Lucchesi, Galati Architects, has been serving the Las Vegas area through the field of architecture since 1983. He is a member of the American Planning Association, and has served as president, as well as a member of the boards, for both the American Institute of Architects, Las Vegas, and the American Institutes of Architects, Nevada. Galati was nominated by the city of Las Vegas Planning Department and received the DeBoer Excellence in Planning Distinguished Leadership Award in the Citizen Planner category at the Nevada APA Conference held this past October in Reno, Nevada.

Galati is active in the Las Vegas community, both through his personal and professional life. He is a proponent of sound planning and served on the Las Vegas Planning Commission from 1997 to 2003, where he held both the chair and vice-chair positions for two-year terms each. He has

also written a paper advocating community-based design and has spoken to many organizations including neighborhood groups, the American Planning Association and the Urban Land Institute regarding community planning issues. Currently, Galati is president of H.E.L.P. Las Vegas Housing Corporation, sits on the board of directors of the Henderson Chamber of Commerce, is on the Government Affairs Committee of the Las Vegas Chamber of Commerce, and is a member of the Las Vegas Centennial Celebration Committee.

Galati is a native of Las Vegas and graduated from Bonanza High School. He received his bachelor of architecture degree from the University of Idaho. He is married to Sally and they have two sons, Corin and Carson. Galati is an active member of St. Elizabeth Ann Seton Church and is supportive of various community projects.



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City of Las Vegas New Urbanization
(city of Las Vegas)

Planning and Development Department publication)

GROWTH WATCH is published quarterly
by the city of Las Vegas

Planning and Development Department.

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